

CHAPTER 4

Next Steps

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1.0 Next Steps

Implementation of the findings in the *Uptown Historic Architectural and Cultural Landscape Reconnaissance Survey* will occur at two levels:

- 1) The Policy Level that addresses broad general direction consistent with long-range visions in the Uptown Community Plan; and,
- 2) The Implementation Level, that provides for specific regulatory procedures within the context of General/Community Plan Amendments, and project review under the Land Development Code. Another facet of implementation involves interdepartmental communication, staff training in survey use and computer system upgrades to accommodate new technologies.

1.1 Policy Level Implementation

Survey Adoption

Through a formal Motion at a regularly scheduled Historical Resources Board (HRB) meeting, the HRB will forward the Uptown Survey to the City Council for adoption, with a recommendation that the survey be used for planning purposes. This is provided for in Sec. 111.0206 (d)(9) of the Land Development Code, that states two of the Board's powers and duties are:

To establish criteria and provide for an *historical resources* inventory of properties within the City and to recommend to the City Council and Planning Commission procedures to use the *historical resource* inventory results in the planning process.

Survey Findings

The findings of the survey that would be adopted along with the survey results, presented in tabular and electronic format, are:

- The survey area consists of 11,104 parcels;
- 6,882 parcels have no potential for historic significance and have been eliminated from further historic review;
- 129 parcels have designated historic resources;
- 4,093 parcels have resources with a potential for historic significance and have been held for further review;
- Of the 4,093 potentially significant resources, 1477 are potentially individually significant while 2616 are potential contributors to proposed historic districts;
- The survey identified 4 proposed thematic districts and 19 proposed geographic districts for further research.

Use in the Planning Process

At the Policy Level, The Uptown Survey can be used in the following ways to assist in a future Community Plan Update or Community Plan Amendment:

- To develop an opportunity and constraint analysis for new development;
- To determine community character from existing historic fabric;
- To strengthen and enhance community character in historic areas with design guidelines or form based codes for new construction based upon existing development patterns;
- To establish priorities for conservation, restoration and rehabilitation;
- To develop strategies, like Transfer of Development Rights, that enable preservation and new development to comfortably coexist;

- To adjust zoning densities to be compatible with historic preservation;
- To provide a mechanism for resolution where preservation and development conflict.

1.2 Regulatory Implementation

Land Development Code and Project Review

The 4,093 potentially significant inventoried resources in the Uptown Historical Survey will be flagged for further review at the Development Services Department under the Land Development Code 45-year review requirement (LDC 143.0212). Research reports will be required for both individually significant properties and contributors to historic districts at the time of project review. Research reports with findings of historical significance will be brought to the Historical Resources Board for designation.

Resolving Inconsistencies

In general, proposed geographic historic districts identified in the survey parallel existing Community Plan land use recommendations. This means that areas designated for low- and medium- density single family residential use are closely aligned with survey recommendations for future historical districts, whereas areas anticipating higher densities in the future are not recommended for historical districts.

However, inconsistencies have been identified between the Community Plan Land Use Element, the existing zoning and limited areas associated with seven of the nineteen proposed geographic districts. Under current project development regulations, these inconsistencies can be resolved through design review and compliance with the Secretary of the Interior's Standards (LDC 143.0213(b)(2)(A) and 143.0220), or the Site Development Permit and environmental review process (LDC 126.0504(i)).

1.3 Procedural Implementation

Cultural Landscapes

Inventoried landscape features in the Cultural Landscape portion of the Uptown Survey will be flagged at the Development Services Department for further review during project development.

Historical research reports may be required to determine if these features are individually significant or are contributors to an individual historical resource or a historic district. Individually significant landscape features, like historic bridges, will be identified through HRB designated site numbers, whereas contributors to historic sites, like cobble walls, street lights and sidewalk stamps, will be identified through the primary resource site number.

Public Tree Protection Policy 900-19, adopted by City Council on June 13, 2005, protects significant street trees, many of which also meet HRB historic designation criteria. For the purposes of Policy 900-19, protected street trees will be entered into computer databases, GIS maps or hardcopy maps for project review.

Many of the natural canyons identified in the Cultural Landscape Survey are already included in the Open Space Element of the Uptown Community Plan as community assets to be preserved and protected.

Interdepartmental Coordination

In order to coordinate the survey findings with existing city procedures, the City Planning and Community Investment Department will notify all relevant City Departments of the adoption of the Uptown Survey. Key city personnel will be trained in database use and implementation of the survey findings.

Further Research

Reconnaissance Level surveys are starting points for further research and analysis. This survey identifies over 4,000 potentially significant historic properties that merit further research and analysis to definitively establish their historical significance.

Intensive level surveys can be conducted by city staff, consultants, property owners, developers or interested individuals to designate the sites, districts, buildings, structure and objects identified in this report. This work will happen over time as city resources, volunteer efforts and the project review process permits.

The survey findings should also be used to evaluate potential historic districts in the adjacent North Park survey area that are arbitrarily bisected by contemporary Community Plan boundaries, as that survey goes through its analysis and completion phase.

Finally, intensive level surveys for historic districts, and historical research reports for individual properties that are identified in this survey should be brought forward to the Historical Resources Board for review and designation so they can be preserved and protected, thus implementing the Historic Preservation Element of the General Plan and fulfilling the City's responsibilities as a Certified Local Government.